

PROPOSED WATER SUPPLY AND DISTRIBUTION SYSTEMS SERVICE DISTRICT

NORTH CAROLINA
COUNTY OF RUTHERFORD

BEFORE THE RUTHERFORD COUNTY
BOARD OF COMMISSIONERS

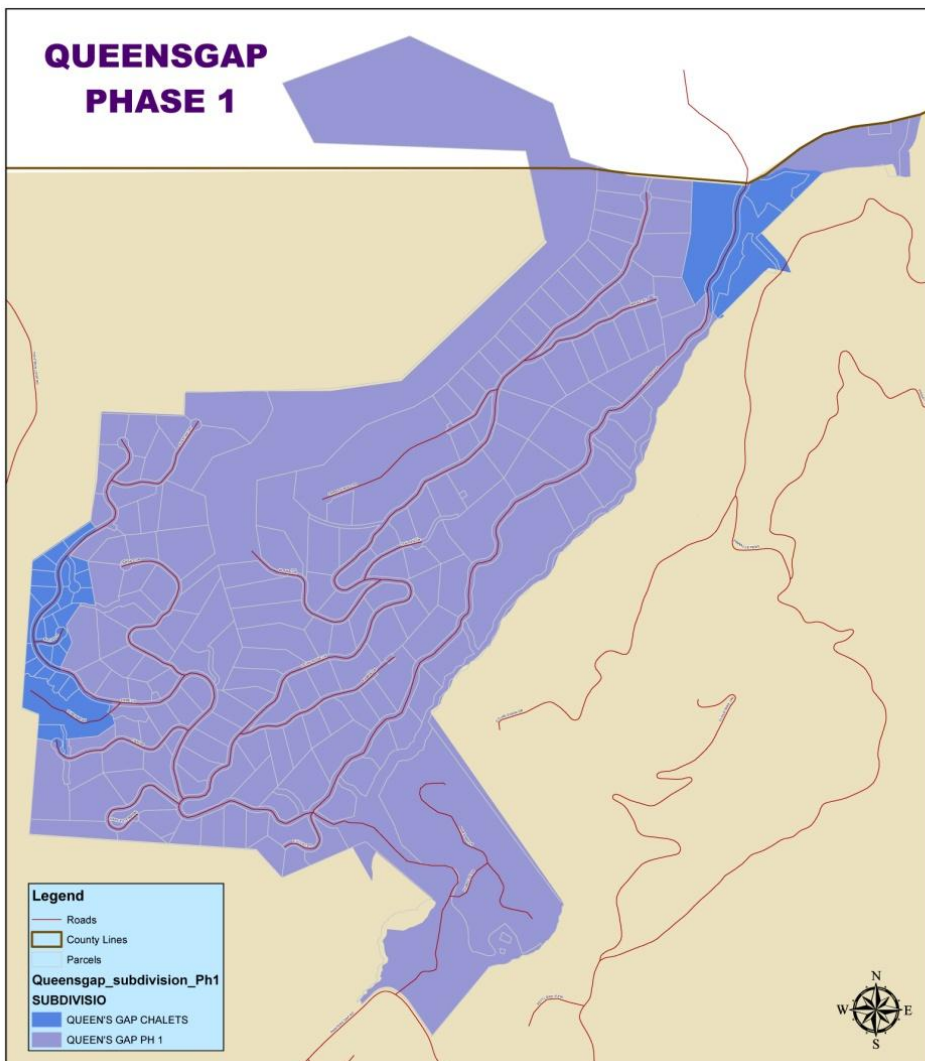
NOTICE OF PUBLIC HEARING

Notice is hereby given that the Rutherford County Board of Commissioners will conduct a public hearing at 6:00 P.M. on June 23, 2014 at the Rutherford County Commissioners' Meeting Room, 289 North Main Street, Rutherfordton, North Carolina. The purpose of the public hearing is to consider the establishment of a county service district for water supply and distribution system pursuant to NCGS 153A-301 (a)(6). The public is invited to attend this hearing and offer comments relative to the proposed water service district. A map of the proposed district is attached to this notice (along with the statute). The report required by the North Carolina General Statutes Section 153A-302(b) is available for public inspection in the office of the Clerk to the Board and at <http://www.rutherfordcountync.gov> on the internet.

This is a rescheduled hearing from June 2nd. Anyone who made arrangements to attend the June 2nd hearing and cannot attend on June 23rd will be given time to speak. Comments will be recorded and reread at the June 23rd hearing.

This the 19th day of May

Hazel Haynes, Clerk to the Board



This Proposed Water Service District would include a project area of the Queens Gap Development as noted in the Preliminary Engineering Report (PER) completed by Watermark Engineering, P.A. January 2014, with May 2014 revisions. With this citation, the requirements of NCGS 153A-301(a)(6) are met by the County. Furthermore this statute authorizes the Board of Commissioners to create this service district for water supply and distribution throughout the Queens Gap Development. Public water service shall be provided by Broad River Water Authority (BRWA).

In providing the standards required by NCGS 153A-302(a) the following information has been provided to the Board of Commissioners for determining whether to establish a proposed service district.

- (1) The resident or seasonal population and population density of the proposed district is currently one residential structure, which results in a null value of population density.
- (2) The appraised value of property subject to taxation in the proposed district is \$4,002,300 as of January 1, 2013 and a 95.36% collection rate.
- (3) The present county tax rate is \$0.607 per \$100 of appraised value. The present Union Mills Fire Service District is \$0.05 per \$100 of appraised value. Those properties outside the Union Mills Fire District have a \$0.04 per \$100 of appraised value for County Fire Service District.
- (4) The purpose of this proposed district is to provide the funds necessary to reimburse BRWA, the owner of this public water system. BRWA will have required flushing and maintenance expenses necessary to operate a potable water distribution within safe health standards in a development that may experience a slow build-out. However, during the time of residential build-out water use is anticipated to increase, resulting in less potable water being flushed. The desired end result is to replace this required flushing with homeowner water use, eventually eliminating the need for this service district.
- (5) Based upon the estimates noted in the PER, this proposed water service district is scheduled to collect \$0.313 per \$100 of tax value in the project area to generate the funding amount necessary to reimburse BRWA as stated in the summary of the PER.
- (6) Construction activities of the water system are scheduled throughout 2014-2015 fiscal year. This proposed service district would become effective Fiscal year 2015-2016.

Findings:

- (1) The demonstrable need for providing public water service in this district is based upon studies and marketing accomplished by the original developer which guaranteed public water via BRWA throughout the subdivision development. Furthermore, the developer insured the public service in a surety performance bond hereby obligating the County to install the public water service.
- (2) It is impossible to offer public water service on a countywide basis due to the rural and topographical challenges affiliated with this proposed service district project area.
- (3) The economic feasibility to provide the proposed water services in this district will cost the property owners an additional \$.313 per \$100 of tax value in addition to property taxes and fire districts currently being paid.
- (4) The demand for public water is an obligation derived from the surety performance bonds.

End of Notice